

House Judiciary Committee Amendment #1

Amendment No. 1 to HB1277

Fowlkes  
Signature of Sponsor

<b>FILED</b>
Date _____
Time _____
Clerk _____
Comm. Amdt. _____
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**AMEND Senate Bill No. 752\***

**House Bill No. 1277**

by deleting Section 1 in its entirety and by substituting the following:

Section 1. Tennessee Code Annotated, Section 66-24-101, is amended by adding as new subsections (d) and (e) the following:

(d) Unless an instrument is acknowledged or proved, as provided in § 66-22-101 *et seq.* or other applicable law:

(1) The county register may refuse to register or note the instrument for registration; and

(2) If the instrument conveys any interest in real property, including any lien therein, no purchaser shall be required to accept delivery of the instrument. If, however, an instrument not so acknowledged or proved is otherwise validly registered, the instrument shall be deemed to be validly registered for the purposes of TCA §§ 66-26-102 and 66-26-103 and in full compliance with all statutory requirements set forth in TCA §66-22-101, and all interested parties shall be on constructive notice of the contents thereof.

(e) Subsection (d) hereof shall apply to all instruments of record on or after the effective date of this act. However, if the relative priorities of conflicting claims to real property were established at a time prior to such effective date, the law applicable to such claims at such time shall determine their priority.